CONDITIONS, COVENANTS, AND RESTRICTIONS
FOR JACQUELINE ESTATES SUBDIVISION

1) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square feet.
   one sign of not more than five (5) square feet advertising the
   property for sale or rent, or any sized sign used by a builder to
   advertise the property during the construction and sales period. An
   appropriate entrance marker is excepted herefrom.

2) No animal or poultry shall be raised or kept on any lot, except
   that dogs, cats, or other household pets may be kept, provided they
   are not raised or kept for commercial purposes and are not permitted
to cause damage or constitute a nuisance to neighbors.

3) No lot shall be used as a dumping ground for garbage, rubbish, or
   other waste. All garbage or other waste shall be kept in sanitary
   containers and incinerators or other equipment for storage or disposal
   of such material shall be maintained in a clean and sanitary
   condition.

4) Not more than two (2) vehicles or automobiles per lot in driveway
   or on designated street parking at any time. If this can not be
   accomplished then said vehicles are to be parked away from premises,
   not in subdivision.

5) No parking on street at any time except in designated parking
   spots for lots 2, 3, 4, 5, & 6, which have one (1) designated parking
   spot per lot.

6) No front yard shall remain without landscaping for a period not
   to exceed nine (9) months from the date of occupancy. Lawns shall be
   kept mowed and landscaped at all times.

7) These covenants are to run with the land and shall be binding on
   all parties and all person claiming under them for a period of ten
   (10) years from the date these covenants are recorded, after which
   time said covenants shall be automatically extended for successive
   periods of ten (10) years unless and instrument signed by a majority
   of the owners of the lots and the City Planning Director has been
   recorded, agreeing to change said covenants in whole or in part,
   except that the dedicatee or their assigns may amend these covenants
   at any time as long as they own a majority of the lots in Jacqueline
   Estates Subdivision.

8) Enforcement shall be by proceedings at law or in equity against
   any person or persons violating or attempting to violate any covenants
   either to restrain violation or to recover damages.

9) Lot one (1) shall not have primary access into Jacqueline Court.

10) Invalidation of any one of these covenants by judgements or court
    orders shall in no way affect any of the other provisions which shall
    remain in full force and effect.
11) Declarant shall have sole control over building type, and exterior decor over all buildings to be constructed in Jacquiss Estates Subdivision and any owner or purchaser of lot or lots shall submit building plans to declarant for approval prior to acquiring a building permit from the City of Newberg. Should one party purchase a majority of the total lots, declarant at declarant's option may assign those rights to the same.

12) An easement over and across all land situated within five (5) feet of the side and rear lines of each lot for the installation and maintenance of utilities and drainage systems is hereby reserved.

13) No offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

14) No structure of temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

15) No residence shall be constructed with less than 1200 square feet of living space; a two (2) level home shall have not less than 800 square feet on the main level. All residences shall have a full two (2) car garage. Windows shall be bronze aluminum or wood frame; roofs shall be wood, concrete tile, architectural composition shingle only, with a 30 year warranty. All wood stove or fireplace chimneys shall be masonry, or shall have a wood chase to within six (6) inches of the round top assembly. Siding materials shall be cedar, wood, composition bevel, or aluminum bevel on sides of residence facing the street.

16) There shall be no R.V. parking on street, driveway, or outside of garage.

17) No mechanical repairs shall be performed in driveways or street.

Signed Jim L. Fisher Jr.

Signed Jacqueline L. Fisher

STATE OF OREGON

County of YAMHILL

BE IT REMEMBERED, THAT ON THIS 10th day of January 1992 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jim L. Fisher Jr. and Jacqueline L. Fisher known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon
My Commission expires Feb. 20, 1995